

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner III

SUBJECT: Site Plan Application: SP 5-2-05/05-537/Three Oaks Business Center/5951 Orange Drive/Generally located between Orange Drive and Southwest 44th Court, and between Southwest 60th Avenue and Southwest 59th Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 5-2-05/05-537/Three Oaks Business Center

REPORT IN BRIEF: The subject site is 1.96 acres (85,701 sq. ft.) in size and is located between Orange Drive and Southwest 44th Court, and between Southwest 60th Avenue and Southwest 59th Avenue. The subject site is adjacent to land use designations of Regional Activity Center to the east, north and west, while to the south is Recreation/Open Space. Additionally, the subject site is adjacent to the zoning designations of B-2, Community Business District to the east and west, and M-1, Light Industrial District to the north.

The proposed site plan consists of a two-story 28,495 sq. ft office building on the subject site. Public sidewalks have been proposed outside of the subject site's property lines, parallel to local roads. Pedestrian access from these sidewalks is through a proposed path located at the middle point of the northern property line to the rear of the office building.

The architecture of the two-story office building reflects a simplified Florida vernacular design. The building is designed with clean horizontal and vertical lines, stucco finishes, and canopy features. The exterior of the building is painted with the following Pittsburgh Paints colors: Winter Mood, Baked Bean, Sausalito, and Gold Buff. Large rectangular windows with tinted glass are uniformly located on both floors. Five build-out tower features, altering in height with a Regal Red galvanized standing seam metal-hipped roofs are placed along the front (southern) elevation overhanging a sidewalk. The remaining roof consists of a Regal Red galvanized standing seam metal-hipped mansard roof or parapet at each elevation. At the rear (north) elevation, a proposed build-out entrance is centrally located to allow access into the office building.

The petitioner's proposed vehicular access into the subject site is via two (2) openings. The first opening is located along Orange Drive (southern boundary line), while the second opening is located at the northeast corner of the subject site. After vehicular traffic enters, it may maneuver thru two-way parking aisles around the proposed office building that is centrally situated on the subject site.

The petitioner proposes (69) standard parking spaces, (22) compact spaces, and (4) handicapped spaces for a total of (95) spaces on the subject site as required by the Land Development Code. Additionally, the vehicular use area (VUA) consists of 39,147 sq. ft. or approximately 46% of the total subject site.

The proposed two-story office building can be considered compatible with both existing and allowable commercial uses and properties to the east and west.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the January 9, 2007 Site Plan Committee Meeting, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to the staff report and all staff's recommendations plus the following: 1) that there be pavers on all sidewalks and crossings which connect the outer sidewalks and across the vehicular access points to be included; 2) that the existing trees would be removed one time only and all proper protection would be provided to them during construction; 3) on the north side of the building, add additional doors with landings onto the pavement; 4) that on the photometrics, increase lighting on the front of the building to an average of 3.0 candle-foot; 5) build-out vertical architectural details on the front of the building to a minimum of four inches and correct plan A-2 accordingly; 6) the top of the mansard roof must be a minimum of five-feet above the deck on all elevations in order to screen the air conditioning units; 7) on page A-3, correct the height of the top of beam on the east and west elevations; and 8) tone down the roof color and present choice for staff's approval. **(Motion carried 5-0)**

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide decorative pathways (i.e. pavers) at all internal sidewalks and crossings.
2. Provide pedestrian access path from the Public Rights-of-Way along Orange Drive.
3. Provide architecture lighting fixtures attached to the southern and northern (front and back) elevations.
4. Contingent to the approval of Vacation of Right-of-Way (VA 7-1-05) by the Town of Davie Council.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SP 5-2-05/05-537/Three Oaks Business Center

Original Report Date: 1/2/07

Revision(s): 1/11/07

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner:

Name: Orangemen Holdings, Inc.
Address: 3921 SW 47th Avenue, Suite 1017
City: Davie, Florida 33314
Phone: (954) 797-6622

Petitioner:

Name: Iraj S. Shojaie, Architect
Address: 6535 Nova Drive, Suite 105
City: Davie, Florida 33317
Phone: (954) 370-6300

Background Information

Application Request: The petitioner requests site plan approval for a commercial use project consisting of a two-story office building.

Address: 5951 Orange Drive

Location: Generally located between Orange Drive and Southwest 44th Court, and between Southwest 60th Avenue and Southwest 59th Avenue.

Future Land Use Plan Map: Regional Activity Center

Zoning: B-2, Community Business District
M-1, Light Industrial District (Northeast section of the subject site)

Existing Use(s): Vacant Parcel

Parcel Size: 1.96 acres (85,701 sq. ft.)

Proposed Use(s): Two-story office building consisting of 28,495 sq. ft.

Proposed Density: n/a

Surrounding Use(s):

North: Warehouse/Office
South: C-11 Canal
East: Commercial Building
West: Commercial Building

Surrounding Land

Use Plan Map Designation(s):

Regional Activity Center
Recreation/Open Space
Regional Activity Center
Regional Activity Center

Surrounding Zoning(s):

North: M-1, Light Industrial District
South: n/a
East: B-2, Community Business District
West: B-2, Community Business District

Zoning History**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous request(s) on same property:

Plat Request, “Davie Tropicana Plat” was approved and later recorded by the County in Book 111 of plats at page 17 of the public records of Broward County, Florida.

Replat Request (P 7-1-95), On November 1, 1995, Town Council approved the “Davie Tropicana Replat” were it was later recorded by the County in Book 165 of plats at page 12 of the public records of Broward County, Florida.

Delegation Request (DG 9-1-99), On November 1, 1995, Town Council approved an amendment to the “Davie Tropicana Replat” to amend the platted access opening.

Concurrent request(s) on same property:

Vacation Request (VA 11-1-05), The petitioner requests approval to vacate a portion of Rights-of-Way along Orange Drive, originally dedicated by “Davie Tropicana Replat.”

Delegation Request (DG 7-1-06), The petitioner requests approval to amend the platted restriction note on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-2-06), The petitioner requests approval to amend the platted drainage easement on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-3-06), The petitioner requests approval to amend the 60’ wide ingress/egress easement on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-4-06), The petitioner requests approval to amend the non-vehicular access line (NVAL) on parcels “A” and “B” of the “Davie Tropicana Replat.”

Delegation Request (DG 7-5-06), The petitioner requests approval to amend the platted utility easement on parcels “A” and “B” of the “Davie Tropicana Replat.”

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards for B-2, Community Business District, minimum lot area 52,500 sq. ft., minimum lot frontage 200', maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 30%.

Land Development Code (Section 12-208 (A)(22)), requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

Comprehensive Plan Considerations

Planning Area:

Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 98.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy Group 9: Industrial and Employment Center Use, Policy 9-2: The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 1.96 acres (85,701 sq. ft.) in size and is located between Orange Drive and Southwest 44th Court, and between Southwest 60th Avenue and Southwest 59th Avenue. The subject site is adjacent to land use designations of Regional Activity Center to the east, north and west, while to the south is Recreation/Open Space. Additionally, the subject site is adjacent to the zoning designations of B-2, Community Business District to the east and west, and M-1, Light Industrial District to the north.

The proposed site plan consists of a two-story 28,495 sq. ft office building on the subject site. Public sidewalks have been proposed outside of the subject site's property lines, parallel to local roads. Pedestrian access from these sidewalks is through a proposed path located at the middle point of the northern property line to the rear of the office building.

The proposed site plan illustrates a dumpster enclosure with 6' high concrete walls located at the northeast corner of the subject site. Lastly, a proposed 10'x35' loading zone is centrally located along the rear of the office building.

2. *Architecture:* The architecture of the two-story office building reflects a simplified Florida vernacular design. The building is designed with clean horizontal and vertical lines, stucco finishes, and canopy features. The exterior of the building is painted with the following Pittsburgh Paints colors: Winter Mood, Baked Bean, Sausalito, and Gold Buff. Large rectangular windows with tinted glass are uniformly located on both floors. Five build-out tower features, altering in height with a Regal Red galvanized standing seam metal-hipped roofs are placed along the front (southern) elevation overhanging a sidewalk. The remaining roof consists of a Regal Red galvanized standing seam metal-hipped mansard roof or parapet at each elevation. At the rear (north) elevation, a proposed build-out entrance is centrally located to allow access into the office building.
3. *Access and Parking:* The petitioner's proposed vehicular access into the subject site is via two (2) openings. The first opening is located along Orange Drive (southern boundary line), while the second opening is located at the northeast corner of the subject site. After vehicular traffic enters, it may maneuver thru two-way parking aisles around the proposed office building that is centrally situated on the subject site.

The petitioner proposes (69) standard parking spaces, (22) compact spaces, and (4) handicapped spaces for a total of (95) spaces on the subject site as required by the Land Development Code. Additionally, the vehicular use area (VUA) consists of 39,147 sq. ft. or approximately 46% of the total subject site.

4. *Lighting:* The lighting plan design meets Land Development Code requirements with an average maintained illumination of not less than one (1) foot-candle in the pavement areas, and not less one-half (.5) foot-candle of light measured at grade level.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-2, Community Business District. The landscape plan indicates that Pigeon Plum, Silver Button, Live Oak, Cabbage Palm, and Alexandra Palm shall be provided along the perimeter and along rights-of-way of the subject site. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle are a maximum of thirty-six (36) inches in height. Furthermore, all trees on site are maintaining a minimum of 15' from light poles.
 7. *Drainage:* The petitioner's proposes drainage around the perimeter of the subject site in flowage and drainage easements. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
 8. *Trails:* The Linear Park Trail – This equestrian/recreational trail follows along the north side of the scenic South New River Canal. This trail starts at the Florida Turnpike and runs westerly almost the entire width of the Town running past Town Hall. Additionally, this trail is located along the subject site's southern boundary line, south of Orange Drive.
 9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this site plan application.
 10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan application.
 11. *Compatibility:* The proposed two-story office building can be considered compatible with both existing and allowable commercial uses and properties to the east and west.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. This development application requires Central Broward Water Control District (CBWCD) approval prior to a scheduled Town Council Meeting. The petitioner may proceed with this application provided that a letter of acknowledgement, indicating the petitioner and owner have been informed by staff that this item may be tabled by Town of Davie Council without the proper CBWCD approval. ***(This comment has not been address)***
2. As per § 12-33 (L) (1) (a), provide the cubic yards of materials, including sand, gravel, rock or topsoil, to be removed not required for grading the premise.
3. Provide approval letters from utility easement holders to place landscape within their easement. ***(This comment has not been address)***
4. Receive a recommendation by the CRA (Community Redevelopment Agency) Board. ***(This comment has not been address)***

Engineering Division:

1. Approval from CBWCD for conceptual storm water management plan shall be obtained prior to site plan approval.
2. The applicant must provide a new survey showing the revised property line and all new easements based on delegation requests and right-of-way vacation prior to site plan approval.
3. Move proposed stop bar and any associated signage behind sidewalk to allow for safe pedestrian circulation.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Eastside Community Center on July 7, 2005 and July 14, 2005. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the B-2, Community Business District. The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan complies with the general purpose and intent of the B-2, Community Business District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan can be considered compatible with the surrounding commercial uses and properties to the east and west.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide decorative pathways (i.e. pavers) at all internal sidewalks and crossings.
 2. Provide pedestrian access path from the Public Rights-of-Way along Orange Drive.
 3. Provide architecture lighting fixtures attached to the southern and northern (front and back) elevations.
 4. Contingent to the approval of Vacation of Right-of-Way (VA 7-1-05) by the Town of Davie Council.
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Community Redevelopment Agency (CRA) Recommendation

This site plan application will be reviewed at the January 22, 2007 CRA Board meeting.

Site Plan Committee Recommendation

At the January 9, 2007 Site Plan Committee Meeting, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to the staff report and all staff's recommendations plus the following: 1) that there be pavers on all sidewalks and crossings which connect the outer sidewalks and across the vehicular access points to be included; 2) that the existing trees would be removed one time only and all proper protection would be provided to them during construction; 3) on the north side of the building, add additional doors with landings onto the pavement; 4) that on the photometrics, increase lighting on the front of the building to an average of 3.0 candle-foot; 5) build-out vertical architectural details on the front of the building to a minimum of four inches and correct plan A-2 accordingly; 6) the top of the mansard roof must be a minimum of five-feet above the deck on all elevations in order to screen the air conditioning units; 7) on page A-3, correct the height of the top of beam on the east and west elevations; and 8) tone down the roof color and present choice for staff's approval. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Public Participation Plan
 2. 1,000' Mailout Radius Map
 3. Property Owners within 1,000' of the Subject Site
 4. Public Participation Notice
 5. Public Participation Sign-in Sheets
 6. Public Participation Report
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

File Location: P&Z\David Abramson\Applications\SP_Site Plan\SP_05\SP 5-2-05 Three Oaks Business

Exhibit 1 (Public Participation Plan)

*Orangemen Holdings, Inc.
3921 SW 47th Avenue
Suite 1017
Davie, FL 33314*

June 20, 2005

Town of Davie Planning and Zoning Division
6591 S.W. 45th Street
Davie, FL 33314

Attn: Mr. David Abramson

Re: Three Oak Business Center
5951 Orange Drive
Site Plan Application/Citizen Participation Plan
Our Project No. Sp-5-2-05

Dear Mr. Abramson:

As required by Davie Ordinance No. 2004-31, we are enclosing herewith a copy of the proposed citizen participation plan related to the site plan approval for the referenced project. In addition to the outline of the plan we are enclosing the following material.

- 1) A list of affected parties as provided by your office.
- 2) All affected parties are being notified via U.S. Postal Service
- 3) A copy of a notification letter which provides the total area of the commercial parcel of land as being 1.99 acres is enclosed. The letter also indicates that the proposed commercial development consists of 31,171 s.f. of office building located in a two, (2), story building and providing 28.3% landscaping. As an attachment to the notification letter we are also enclosing a reduced site plan of the proposed improvements, including the site statistics which lists the open space as being 28.28% of the entire site.
- 4) The notification letter, which contains a brief description of the proposed project, is being sent to all affected parties, inviting them to two public hearings to take place at 6:00 p.m. at the Davie East Side Community Hall. The affected parties are being invited to examine the plans for the proposed improvements and provide us with comments about the project.

Orangemen Holdings, Inc.
3921 SW 47th Avenue
Suite 1017
Davie, FL 33314

June 20, 2005
Town of Davie Planning & Zoning Div.
Page 2

- 5) The enclosed citizens participation plan describes the schedule of events planned by the applicant to complete the citizens participation procedure.
- 6) We will maintain the development services department informed of the citizens participation effort, by direct communication with your office.
- 7) Upon completion of the public hearings we will prepare a citizen participation report in accordance with Section 12-319.8 of the Davie Code.

We hope that the above satisfies the requirements of public participation in the site plan review process.

Sincerely,

Angela Grillo
Project Manager

Three Oak Business Center
Site Plan
Citizen Participation Plan

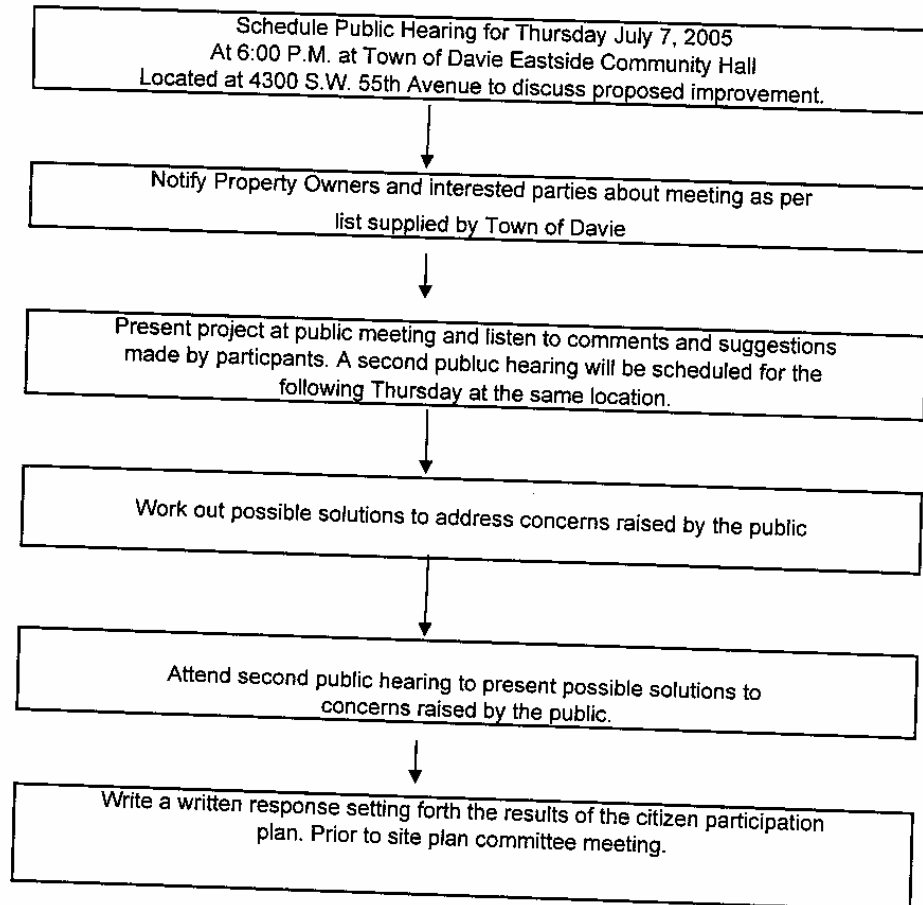


Exhibit 2 (1,000' Mailout Radius Map)

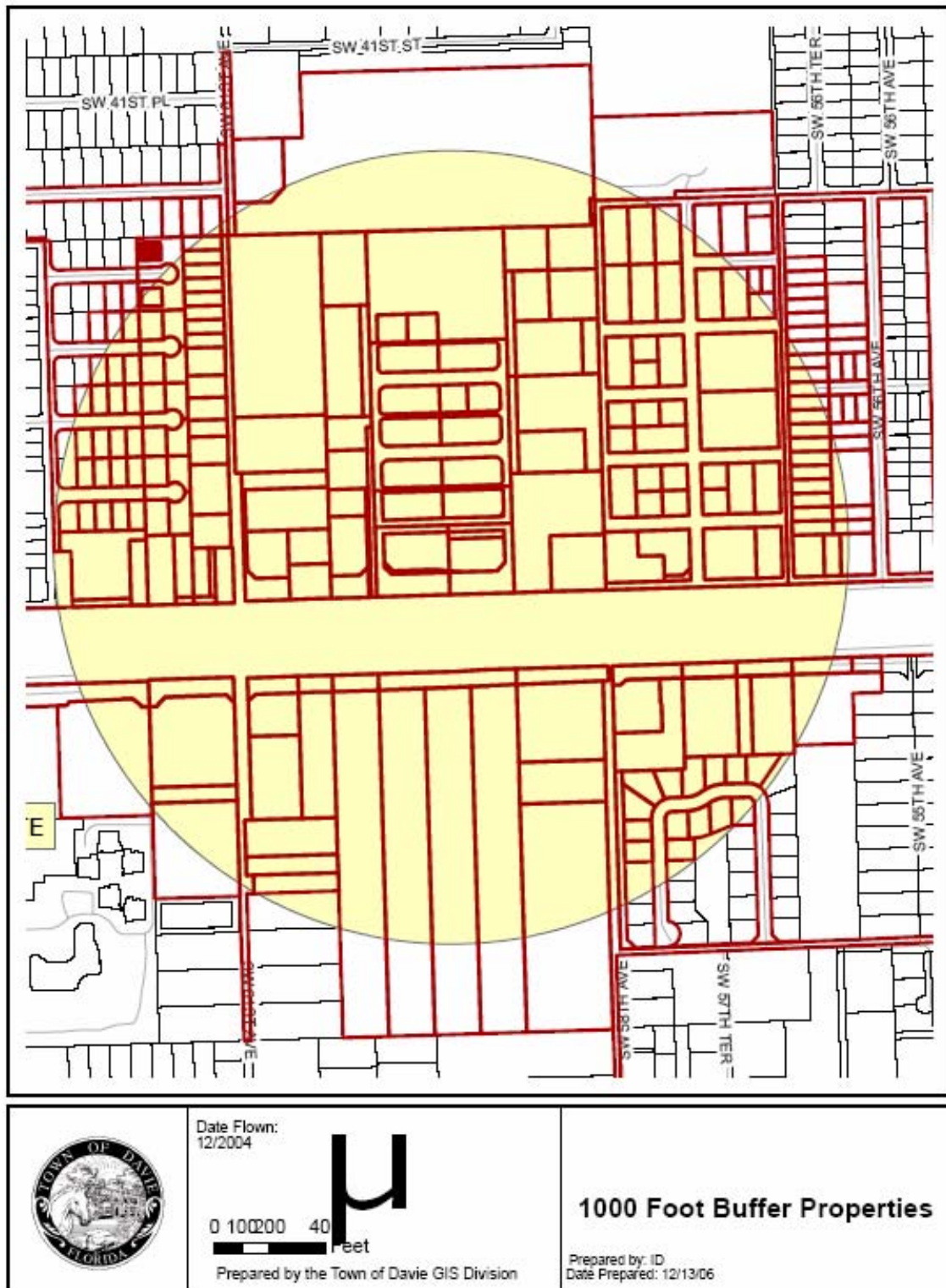


Exhibit 3 (Property Owners within 1,000' of the Subject Site)



<p>A F INVESTMENTS LTD PO BOX 291918 FORT LAUDERDALE FL 33329-1918</p>	<p>ACEVEDO, EDWIN 4261 SW 61 AVE DAVIE FL 33314</p>	<p>ACOSTA, ALEXANDER 4310 SW 57 AVE DAVIE FL 33314</p>
<p>ACOSTA, EDUARDO JR 30405 SW 155 CT LEISURE CITY FL 33033</p>	<p>ACOSTA, MARGARITA D 5650 SW 43 ST DAVIE FL 33314-3849</p>	<p>ALAYO, CELESTINO & ALAYO, ISABEL 136-40 SW 23 TER DAVIE FL 33324</p>
<p>ALAYO, TASLIMUN & ALAYO, LINO 611 NW 74 AVE PLANTATION FL 33317-1031</p>	<p>ALLOCCO, STEPHEN J 5079 N Dixie Hwy #317 OAKLAND PARK FL 33334-4000</p>	<p>ALVAREZ-ACOSTA JUANA C 4280 SW 57 AVE DAVIE FL 33314</p>
<p>ANDERSON, CARROLL RAY TR 4950 SW 111TH TER DAVIE FL 33328-3903</p>	<p>ASPHALT MILLING SERVICES INC 4060 CORAL HILLS DR CORAL SPRINGS FL 33065</p>	<p>BENEVENTO, VINCENT 14161 SW 17 ST DAVIE FL 33325</p>
<p>BICKFORD, ALAN & BICKFORD, CYNTHIA A 2191 OLEANDER ST ST JAMES CITY FL 33956-2029</p>	<p>BILLISI, FRANK & BILLISI, LINDA 2991 SW 108 WAY DAVIE FL 33328</p>	<p>CANDAL PROPERTIES LLC 6045 SW 45 ST DAVIE FL 33314</p>
<p>CARABALLO, ARACELIS 28 BLUE BIRD AVE HOLLYWOOD FL 33023</p>	<p>CARRLEE PROPERTIES INC PO BOX 848923 PEMBROKE PINES FL 33084</p>	<p>CASTILLO INVESTMENTS W. LLC 1351 SW 72 AVE PLANTATION FL 33317</p>
<p>CASTRO, ELIZABETH H 4302 SW 84 TER DAVIE FL 33328</p>	<p>CECIL, CARMEN & PERSAUD, BOBBY 4420 SW 57 AVE DAVIE FL 33314</p>	<p>CHUNG, MARIE & CHUNG, ALLASANDRA 4320 SW 57 AVE DAVIE FL 33314</p>
<p>CHURCH OF GOD LORD JESUS CHRIST % LEONARD DUPONT 7099 NW 48 CT LAUDERHILL FL 33319</p>	<p>CLARK, J L & MARY J 5731 SW 44 CT DAVIE FL 33314-3861</p>	<p>CLAUSER, DANNY 6161 SW 44 ST DAVIE FL 33014</p>
<p>CLAY, FLORENCE A 6151 SW 42ND PL DAVIE FL 33314-3415</p>	<p>CLEMENTE, VICTOR & MIRANDA, DIANNA 4260 SW 57 AVE DAVIE FL 33314</p>	<p>DAVIE COMMUNITY CHURCH OF DAVIE % BESSIE MC KINNEY 4311 SW 57TH TER DAVIE FL 33314-3851</p>
<p>DAVIE UNITED WAREHOUSES INC 4350 SW 59 AVE DAVIE FL 33314</p>	<p>DAVIS, LAWRENCE JAY REV TR DAVIS, JACK TRSTEE 1601 FLAMINGO ROAD STE 1 PEMBROKE PINES FL 33028</p>	<p>DAVIS, MELVIN & MARY 12100 PARK DR COOPER CITY FL 33026</p>

<p>DAVIS,SERETHA 4291 SW 56 AVE DAVIE FL 33314-3348</p>	<p>DE LA FLOR,JAIME & SAROIDA F 4240 SW 57 AVE DAVIE FL 33314</p>	<p>DEMPS,JAMES & JOSEPHINE 4311 SW 57 TER DAVIE FL 33314-3851</p>
<p>DENMARK,JAMES & JO MILDRED 4420 SW 55TH AVE DAVIE FL 33314-3837</p>	<p>DIMEGLIO,EDWARD & DIMEGLIO,LISA 4375 SW 60 AVE DAVIE FL 33314</p>	<p>DOLLEY,PAMELA JO 4217 SW 61 AVE DAVIE FL 33314-3614</p>
<p>DOMBROSKI,PAUL A 6121 SW 42 CT DAVIE FL 33314-3413</p>	<p>DUANES AUTO WORLD INC 5701 SW 45 ST DAVIE FL 33314-3848</p>	<p>ESQUIRE ENTERPRISES LLC 416 NW 46 ST OAKLAND PARK FL 33309</p>
<p>FAI-YIP,LAM & FUNG KAM YIP 4209 SW 61 AVE DAVIE FL 33314-3614</p>	<p>FARRAR,JAMES R & GRACE M 5741 SW 47TH ST DAVIE FL 33314-4555</p>	<p>FERGUSON,WILLIAM & MARY 4701 SW 57TH TER DAVIE FL 33314-4523</p>
<p>FERRANTE,MICHAEL J & STACEY A 4721 SW 57 TER DAVIE FL 33314-4523</p>	<p>FIOL,VICTOR E & VELINDA YANETH 6172 SW 42 PL DAVIE FL 33314-3416</p>	<p>FISHER,CALVIN E & TRISHA D & GRABOWSKI,JOSEPH & SHARON D 15431 SW 31 ST DAVIE FL 33331</p>
<p>FLORIDA DEPT. OF TRANSPORTATION OFFICE OF RIGHT OF WAY 3400 WEST COMMERCIAL BLVD. FORT LAUDERDALE, FL 33309-3421</p>	<p>FONTELLA MANAGEMENT 2661 SW 51 CT DAVIE FL 33312-7438</p>	<p>GALLIGUEZ,LARRYSON E & VANWYCKE,VICTORIA 4236 SW 57 AVE DAVIE FL 33314</p>
<p>GARDENS AT DAVIE HOMEOWNERS 6191 ORANGE DR STE 6159E DAVIE FL 33314-3449</p>	<p>GLORIA D NICHOLSON FAM TR NICHOLSON,GLORIA DUERKOPF TRSTEE 11305 9 ST EAST TREASURE ISLAND FL 33706</p>	<p>GOLDBERG,ROBERT 6100 SW 51 CT DAVIE FL 33314</p>
<p>GORTON,SCOTT 3921 SW 4 AVE SUITE 1017 DAVIE FL 33314</p>	<p>GRABOWSKI,JOSEPH & SHARON & FISHER,CALVIN E ETAL 2431 NASSAU LANE FT LAUDERDALE FL 33312</p>	<p>GRIFFIN,A D SR & MARY C 6143 ORANGE DR DAVIE FL 33314-3421</p>
<p>GRIFFIN,ALFRED D JR 6211 ORANGE DR DAVIE FL 33314-3422</p>	<p>GRIFFIN,CHARLES A 1/2 INT GRIFFIN,JEAN CLEMENT 6141 SW 42 CT UNIT 5 DAVIE FL 33314-3413</p>	<p>GRIFFIN,GERALD J JR 6171 SW 42ND PL DAVIE FL 33314-3415</p>
<p>GRIFFIN,JOHN A & EDNA H TR % ALLAN SCOTT PO BOX 48 SMALLWOOD NY 12778</p>	<p>HANIFF AUTO SALVAGE INC 4221 SW 57TH TER DAVIE FL 33314-3850</p>	<p>HANIFF,MOHAMED MASHUD REVTR 13611 SW LURAY RD DAVIE FL 33330-3601</p>

HANSARD,DONALD W & HANSARD,MARGARET L 4730 SW 57 TER DAVIE FL 33314-4504	HAYNES,ANNIE P 4290 SW 57 AVE DAVIE FL 33314	HERNANDEZ,JACQUELINE 5780 SW 42 PL DAVIE FL 33314
HILLMON,CLYDE & LILLIE MAE 4270 SW 57TH AVE DAVIE FL 33314-3845	HOLLEY,BEVERLY 5635 SW 43 ST DAVIE FL 33314-3805	J GRIFFIN DEV INC 1321 SE RIVERSIDE DR STUART FL 34996-1286
JAMES B PIRTLE CONSTRUCTION COMPANY INC 4740 DAVIE ROAD DAVIE FL 33314	JEM PROPERTIES GROUP INC 5641 ORANGE DR DAVIE FL 33314	JOHNSON,DOROTHY T 3695 NW 25TH ST FORT LAUDERDALE FL 33311-2623
JONG,SEW FUNG 3651 SW 58 TER DAVIE FL 33314	JOSEPH,ELSIE JOSEPH,GEORGE 5655 SW 43 ST DAVIE FL 33314-3340	JOSEY,MARTHA ANN 5615 SW 43 ST DAVIE FL 33314
JUAREZ,ISAIAS 5710 SW 42 PL DAVIE FL 33314	KC ROYAL INVESTMENTS LLC 9316 BOCA GARDENS PKWY #B BOCA RATON FL 33496	KEESHAN,SERGE 4321 SW 61 AVE DAVIE FL 33314-3615
KELMAN,JAMES 4340 SW 56 AVE DAVIE FL 33314-3840	KORP,DAVID A & KORP,MARIA 5800 MCKINLEY ST HOLLYWOOD FL 33021	KRAUS,CHARLES L 4221 SW 61 AVE DAVIE FL 33314-3614
KRESA,CARI J 905 NATURE'S COVERD DANIA FL 33004	LAKEVIEW APARTMENTS INC 1131 SCARBOROUGH DR DAVIE FL 33324	LARRAHONDO,LEONARDO & UHLIG,CHRISTOPHER 8500 GATEHOUSE ROAD DAVIE FL 33324
LASORSA,LINDA 5700 SW 47 ST DAVIE FL 33314-4548	LAWSON,PATRICIA J TR 5001 SW 24TH AVE FORT LAUDERDALE FL 33312-6019	LOVE N CARE HOLDINGS CORP 4848 SW 61 AVE DAVIE FL 33314-4410
LUNDRY,ERLAN & JOAN 8712 SHERATON DR MIRAMAR FL 33025-2708	LYONS,TERRY G 4301 SW 61ST AVE DAVIE FL 33314-3615	M R T INVESTMENTS 5901 SW 44 ST DAVIE FL 33314
MACHA,JAMES P 4241 SW 61 AVE DAVIE FL 33314-3614	MANN,RICHARD 6131 SW 42ND CT DAVIE FL 33314	MARTIN,NICOLE JOSEPH,CAROL 4250 SW 57 AVE DAVIE FL 33314-3845

MARTIN,ROBERT W 6110-6120 SW 43 ST DAVIE FL 33314-3418	MC DERMOTT,TERRI MC DERMOTT,SHAWN 5711.SW.47TH.ST DAVIE FL 33314-4555	MC DONOUGH,FRANCIS X 4300 SW 59TH.AVE DAVIE FL 33314-3611
MEARS,BILL JAMES 6340 SW 41 PL DAVIE FL 33314	MEARS,WALTER 7350 SW 39 ST DAVIE FL 33314	MEARS,WALTER B & MEARS,NANCY LEE 6500 GRIFFIN RD DAVIE FL 33314-4329
MILLER,FLORENCE 4400 SW 56 AVE DAVIE FL 33314-3842	MONTGOMERY,BILLY & KATHERINE 5740 SW 44 ST DAVIE FL 33314-3810	MRT INVESTMENTS 5901 SW 44 ST DAVIE FL 33314
MUSO,ANN 4235 SW 72 WAY DAVIE FL 33314	NIOSI,ANTHONY M II & NIOSI,KAREN 5781 SW 47 ST DAVIE FL 33314-4555	NOB HILL PARTNERS LLC P.O. BOX 02-9010 FT LAUDERDALE FL 33302-9010
NORTON,RALPH E & PENELOPE G 5775 ORANGE DR DAVIE FL 33314	NOVA SOUTHEASTERN UNIVERSITY INC 3301 COLLEGE AVE DAVIE FL 33314	OBER,JAMES B 1211 NE 8 AVE #200 FT LAUDERDALE FL 33304
OPILA,FREDERICK 6111 SW 42 CT DAVIE FL 33314	ORANGE DRIVE PROPERTIES INC 5793 & 5795 SW 45 ST DAVIE FL 33314	PANARIELLO,EDWARD & PANARIELLO,MARIA FERNANDEZ 2905 WINDMILL RANCH ROAD DAVIE FL 33331-3026
PATTINSON,RONALD & DEBRA 4238 SW 57 AVE DAVIE FL 33314	PELICAN PROPERTIES MIAMI INC 4868 SW 72 AVE MIAMI FL 33155	PERSONS,JAMES I & JUDITH C 8404 NW 57 CT TAMARAC FL 33321
POVLOCK,DAVID A & POVLOCK,VERONICA 5721.SW.47TH.ST DAVIE FL 33314-4555	RAGOONANAN,DARREN & SANDRA 4232 SW 57 AVE DAVIE FL 33314	RICKETTS,CHARLES & MARY JO 4231 SW 61 AVE DAVIE FL 33314-5715
RIVERA,JORGE & LUISA 4213 SW 61 AVE DAVIE FL 33314	ROBERTS,D C & D TR 4311 SW 61ST AVE DAVIE FL 33314-3615	ROBERTS,ELIZABETH ANN & ROBERTS,BRYANT BOOTH ETAL 19 BILTMORE DR BLUFFTON SC 29909-6096
ROGERS,WILLIAM M 4700 SW 61ST AVE DAVIE FL 33314-4408	ROMINA II CORP 1911 HARRISON STREET HOLLYWOOD FL 33020	ROSENOW INVESTMENTS INC 5990 SW 42 PL FORT LAUDERDALE FL 33314

ROTH,R & THERESA 5660.GRIFFIN.ROAD DAVIE FL 33314-4537	RUBIN,ARTHUR LAURENCE & RUBIN,KAREN 5720 SW 47 ST DAVIE FL 33314-4548	SABAU,AUREL & TALPOS,AUREL 4609 SW 44 AVE FORT LAUDERDALE FL 33314-4740
SAELZER,HENRY & ANA L 5761 SW 47 ST DAVIE FL 33314-4555	SANTANA,RAMON 2780 UNIVERSITY AVE BRONX NY 10468	SCHOENBERG,MICHAEL A & N LEE 6160 SW 42ND CT DAVIE FL 33314-3414
SCRUGGS,ANNIE 4410 SW 57 AVE DAVIE FL 33314	SHAW,HENRY CHARLES & BARBARA 6150 SW 42ND CT DAVIE FL 33314-3414	SHIMKO,DENNIS 6161 SW 42 PL DAVIE FL 33314-3415
SMITH,ROBERT A JR & JUDITH A 5740 SW 47TH ST DAVIE FL 33314-4548	SMITH,THELMA 6101 SW 42 CT DAVIE FL 33314	SPAFFORD,BARBARA 6151 SW 44TH ST DAVIE FL 33314-3419
STAFFORD,RAY 171 NC HIGHWAY 127 TAYLORSVILLE NC 28681-6626	STEIN,MICHAEL L 1/2 INT STEIN,ELLEN D 5701 SW 47 ST DAVIE FL 33314-4555	SUMMERLAKE APARTMENTS LTD 2937 SW 27 AVE COCONUT GROVE FL 33162
SZEMKUS,JANICE MARLIN LE SZEMKUS,GEORGE JOSEPH ET AL 4731 SW 57 TER DAVIE FL 33314-4523	TALPOS,AUREL & SABAU,AUREL 4609 SW 44 AVE DANIA FL 33314	THOMAS,FRANK A JR 128 ESSEX ROAD DAVIE FL 33024
TORRES,CAROL D & TORRES,PETER 3322 ARTHUR ST HOLLYWOOD FL 33021	TORRES,JUAN & LAZARA 6800 SW 130 AVE DAVIE FL 33330	TROTTA,STEVEN D & TROTTA,CHRISTINE L 5760 SW 47 ST UNIT 202 BLDG 1 DAVIE FL 33314-4548
TROTTERS CHASE LLC 7600 RED RD SUITE 300 MIAMI FL 33143	UNITED CEREBRAL PALSY OF BRO CO 2700 W 81 ST HIALEAH FL 33016	VARIN,DONNA MARIE 4239 SW 61 AVE DAVIE FL 33314-3614
WACHTSTETTER,G M & LEONA 2661 SW 51 CT DAVIE FL 33312-7438	WALTERS,SHERRY K REV TR WALTERS,TIMOTHY K TRSTEE 2236 SE 9 ST POMPANO BEACH FL 33062	WELTER,DAVID 4401 SW 56 AVE DAVIE FL 33328
WILLIAMS,JACQUELINE L 16 SCHERER PL ROOSEVELT NY 11575-2398	WILLIAMS,L & DENNIE 4331 SW 56TH AVE DAVIE FL 33314-3840	WILLIAMS,LEE 4331 SW 56 AVE DAVIE FL 33314-3840

Exhibit 4 (Public Participation Notice)

*Orangemen Holdings, Inc.
3921 SW 47th Avenue
Suite 1017
Davie, FL 33314*

June 20, 2005

Town of Davie Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314-3399

Att: David Abramson

Re: 1.99 acres commercial parcel of land
Three Oak Business Center
5951 Orange Drive Davie, FL 33314
Davie Tropicana Replat Parcels "A", "B" & "B-1"
Plat book 165 Page 12

Dear Property Owner:

Please be advised that on Thursday, July 7, 2005 at 6:00 p.m., we will be at the Town of Davie East Side Community Hall, located at 4300 S.W. 55th Avenue. We have plans of the proposed commercial development which will consist of 31,171 s.f. of office building located in a two story building. We will be at this meeting and ready to answer any questions you may have and will listen to any suggestions.

A follow-up meeting to present possible solutions to any concerns you may have will be held on Thursday, July 14, 2005 at the Town of Davie East Side Community Hall at 6:00 p.m.

Sincerely,

Scott J. Gorton
Owner

Enclosure: Proposed Site Plan

Cc: Town of Davie Planning Division

3921 SW 47th Avenue Suite 1017 Davie, FL 33314 Telephone: 954-797-6622 Fax: 954-797-0420

Exhibit 5 (Public Participation Sign-in Sheets)

Orangemen Holdings, Inc.
3921 S.W 47th Avenue, #1017 Davie, FL. 33314
(954) 797-6622 Office * (954) 797-0420 Fax

Resident Sign-In Sheet

Three Oak Business Center
5951 Orange Drive
Davie, FL 33314

Thursday July 7, 2005

NAME	ADDRESS
1. _____	_____
2. _____	_____
3. _____	_____
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19. _____	_____
20. _____	_____

Orangemen Holdings, Inc.
3921 S.W 47th Avenue, #1017 Davie, FL. 33314
(954) 797-6622 Office * (954) 797-0420 Fax

Resident Sign-In Sheet

Three Oak Business Center
5951 Orange Drive
Davie, FL 33314

Thursday July 14, 2005

NAME	ADDRESS
1.	_____
2.	_____
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Exhibit 6 (Public Participation Plan)

*Orangemen Holdings, Inc.
3921 SW 47th Avenue
Suite 1017
Davie, FL 33314*

June 20, 2005

Town of Davie Planning and Zoning Division
6591 S.W. 45th Street
Davie, FL 33314

Attn: Mr. David Abramson

Re: Three Oak Business Center
5951 Orange Drive
Site Plan Application/Citizen Participation Plan
Our Project No. Sp-5-2-05

Dear Mr. Abramson:

As required by Davie Ordinance No. 2004-31, we are enclosing herewith a copy of the proposed citizen participation plan related to the site plan approval for the referenced project. In addition to the outline of the plan we are enclosing the following material.

- 1) A list of affected parties as provided by your office.
- 2) All affected parties are being notified via U.S. Postal Service
- 3) A copy of a notification letter which provides the total area of the commercial parcel of land as being 1.99 acres is enclosed. The letter also indicates that the proposed commercial development consists of 31,171 s.f. of office building located in a two, (2), story building and providing 28.3% landscaping. As an attachment to the notification letter we are also enclosing a reduced site plan of the proposed improvements, including the site statistics which lists the open space as being 28.28% of the entire site.
- 4) The notification letter, which contains a brief description of the proposed project, is being sent to all affected parties, inviting them to two public hearings to take place at 6:00 p.m. at the Davie East Side Community Hall. The affected parties are being invited to examine the plans for the proposed improvements and provide us with comments about the project.

Exhibit 7 (*Future Land Use Map*)

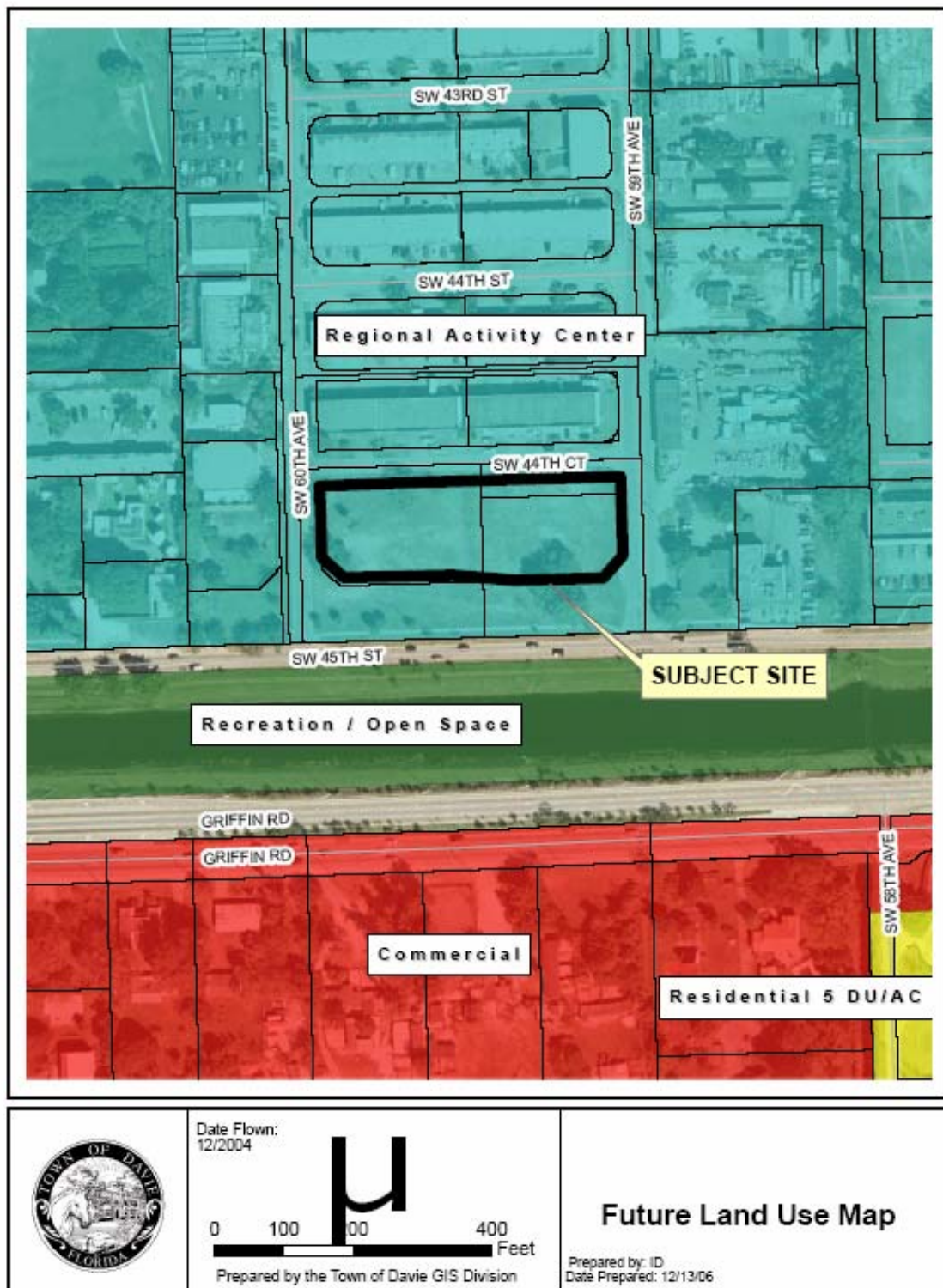


Exhibit 8 (Aerial, Zoning, and Subject Site Map)

